

## Department of Permitting and Inspections

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## MEMORANDUM

**To:** The Design Advisory Board  
**From:** Ryan Morrison, Associate Planner  
**RE:** ZP21-0667CA; 90 Ethan Allen Parkway  
**Date:** March 9, 2021

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**File:** ZP21-0667CA

**Location:** 90 Ethan Allen Parkway

**Zone:** NAC **Ward:** 7N

**Parking District:** Multi Modal Mixed-Use

**Date application accepted:** February 10, 2021

**Applicant/ Owner:** Rolf Danielson

**Request:** Construct four detached hotel/motel-room-rental structures, relocate existing garage, construct fencing, and expand the existing driveway and resurface with gravel.

### Background:

- **Zoning Permit;** enclose a 6' x 8' rear porch. June, 1974.
- **ZP16-0830CA;** change single family home to a hotel/motel; rebuild rear porch with covered stairwell; widen driveway; and replace windows. February 2020.

**Overview:** 90 Ethan Allen Parkway received zoning permit approval in February, 2020 to convert the existing single family residence to a hotel/motel use. There are four bedrooms in the existing structure that, according to the applicant, can sleep up to 8 guests. The applicant now proposes to construct 4 detached hotel/motel-room structures in the rear half of the property and expand the existing driveway to accommodate parking demand. Each of the proposed structures will have living, sleeping, cooking, and bathroom space. Additional site improvements include new fencing and relocating an existing garage to make room for the additional driveway/parking area.

The layout of each proposed hotel/motel structure fits within the definition of a 'dwelling unit', and what would be considered single-family residences – which are not allowed in the NAC zoning district. However, the proposed structures and use also fit within the definition of 'hotel, inn or motel' – as they will be required to limit guest stays to less than 30 days.

### Part 1: Land Division Design Standards

No land division is proposed. Not applicable.

**Part 2: Site Plan Design Standards**  
**Sec. 6.2.2 Review Standards**

**(a) Protection of Important Natural Features:**

There are no important natural features at this location.

**(b) Topographical Alterations:**

There are no topographical alterations proposed. There is a very gentle downslope moving toward the rear of the property.

**(c) Protection of Important Public Views:**

Not applicable. There are no important public views on and around the property.

**(d) Protection of Important Cultural Resources:**

Not applicable. The property contains no historic features.

**(e) Supporting the Use of Renewable Energy Resources:**

No part of the application will preclude the use of wind, water, solar, geothermal or other renewable energy resource. The applicant has noted that he may install rooftop solar panels on each of the new structures.

**(f) Brownfield Sites:**

Not applicable. The property is not listed as a Brownfield Site.

**(g) Provide for nature's events:**

*Special attention shall be accorded to stormwater runoff so that neighboring properties and/or the public stormwater drainage system are not adversely affected. All development and site disturbance shall follow applicable city and state erosion and stormwater management guidelines in accordance with the requirements of Art 5, Sec 5.5.3.*

The applicant has submitted Erosion Prevention and Sediment Control, and stormwater plans, to the Stormwater Program Manager for review and approval.

*Design features which address the effects of rain, snow, and ice at building entrances, and to provisions for snow and ice removal or storage from circulation areas shall also be incorporated.*

Each proposed structure will have a covered front porch and entry to protect guests from inclement weather. Pergolas are proposed at the side doors of 3 of the 4 new structures and will provide additional protection from the elements. There is ample room on-site for the storage of snow.

**(h) Building Location and Orientation:**

No changes are proposed to the existing structure at the front of the property. The four proposed hotel/motel structures will locate in the rear half of the property, and with the installation of a privacy fence at the end of the driveway, they will be well screened from Ethan Allen Pkwy. A

walkway at the end of the driveway will provide guest access to the structures via a stone-paver walkway. With the installation of interior fencing, the new structures will be somewhat isolated from the rest of the property.

**(i) Vehicular Access:**

The proposal includes expanding the existing driveway to accommodate access and parking demand. No change to the driveway access off Ethan Allen Pkwy is proposed. The property is within the Multi Modal Mixed Use parking district – which eliminates parking requirements for all uses within. Technically, on-site parking is not required. However, the proposal will include parking within one-half of the driveway. The expanded driveway will be approximately 130' x 18'.

**(j) Pedestrian Access:**

No change to pedestrian access to the existing structure at the front of the property is proposed. The plans do not indicate any sort of pedestrian walkway between Ethan Allen Pkwy and the new structures in the rear. Presumably, pedestrians will walk down the driveway to access the new hotel/motel structures. The plans should be modified so that a clear and unobstructed path can be included so that pedestrians/guest can safely access the new structures.

**(k) Accessibility for the Handicapped:**

The building inspector has jurisdiction over ADA requirements, and the proposal must comply with with the Burlington Code of Ordinances.

**(l) Parking and Circulation:**

The Multi Modal Mixed Use parking district eliminates the minimum on-site parking requirements of Sec. 8.1.8 CDO. The site plan identifies a 130' x 18' (approx.) driveway that is intended to accommodate vehicular access and parking. Technically, with regard to parking, all on-site spaces could be eliminated from the plans and compliance could be met. However, on-site parking will be made available to guests within the driveway. The Multi Modal Mixed Use parking district also sets a maximum parking space requirement of 100% of the minimum number of spaces required for the Shared Parking District for any given use. In this case, hotel/motel uses in the Shared Parking District require 0.75 parking spaces per room. With 4 rooms in the approved hotel/motel structure up front and the 4 guest room structures in the rear, the property will have a total of 8 guest rooms, which results in a max allowance of 6 on-site parking spaces. As a result, the proposed development at 90 Ethan Allen Pkwy can have no more than 6 on-site parking spaces. The plans show an expanded driveway, but no identified parking spaces. Given the width of the driveway, parking is expected to be located along one-half of the width and a travel lane is expected in the other half. The plans should be updated to show no more than 6 designated parking spaces within the driveway, while also taking into consideration the 1-car garage.

**(m) Landscaping and Fences**

The plans indicate new solid-screen fencing to be located along the side and rear property lines. Additional fencing is proposed between the new structures to provide privacy for each unit. The proposal identifies a mix of new landscaping (trees and shrubs) within the property, particularly around the new structures at the rear and the relocated garage.

**(n) Public Plazas and Open Space:**

Within the area of the 4 new guest structures, the applicant proposes a shared open space that includes a communal firepit. The property also provides additional open space (grassy areas) that guests can utilize.

**(o) Outdoor Lighting:**

*Where exterior lighting is proposed the applicant shall meet the lighting performance standards as per Sec 5.5.2.*

The proposal includes ‘Jelly Jar’ exterior light fixtures at front and side doors for each guest structure.

**(p) Integrate infrastructure into the design:**

*Exterior storage areas, machinery and equipment installations, service and loading areas, utility meters and structures, mailboxes, and similar accessory structures shall utilize setbacks, plantings, enclosures and other mitigation or screening methods to minimize their auditory and visual impact on the public street and neighboring properties to the extent practicable.*

*Utility and service enclosures and screening shall be coordinated with the design of the principal building, and should be grouped in a service court away from public view. On-site utilities shall be placed underground whenever practicable. Trash and recycling bins and dumpsters shall be located, within preferably, or behind buildings, enclosed on all four (4) sides to prevent blowing trash, and screened from public view.*

*Any development involving the installation of machinery or equipment which emits heat, vapor, fumes, vibration, or noise shall minimize, insofar as practicable, any adverse impact on neighboring properties and the environment pursuant to the requirements of Article 5, Part 4 Performance Standards.*

Each unit will be heated/cooled with heat pumps – exterior units will be located on the rear walls. The plans indicate water, gas and electric connections for each structure. It is unknown whether or not there will be individual electric meters for each unit – if so, the elevation plans will need to be updated to show them. The plans do not show any garbage/recycling facilities and they will need to. While not noted specifically on the plans, all utility lines (water, gas, sewer, electric) will need to be located underground.

**Part 3: Architectural Design Standards**

**Sec. 6.3.2 Review Standards**

**(a) Relate development to its environment:**

***1. Massing, Height and Scale:***

The proposed one-story tall structures, located in the rear half of the property and surrounded by 2-story multi-family structures on adjacent properties, will not create any sort of excess with regard to the massing, height and scale of nearby development.

***2. Roofs and Rooflines.***

The new structures will each have gable, standing seam metal roofs. Most structures along this stretch of Ethan Allen Pkwy are gable-roofed.

### **3. Building Openings**

Each structure will have a front and side door. Double hung windows will be installed on the fronts and on one side of each structure. On the other side of each structure, one fixed window will be installed, as well as vents for water heaters, fireplaces, and dryers. And each structure will have skylights on one side of the gable roof to allow additional sunlight in.

#### **(b) Protection of Important Architectural Resources:**

Not applicable. This proposal is for four new structures and the relocation of an existing garage. And although the existing structure on the property is not historic, no changes are proposed.

#### **(c) Protection of Important Public Views:**

Not applicable. There are no important public views on and around the property.

#### **(d) Provide an active and inviting street edge:**

Not applicable. The proposal takes place in the back half of the property. No changes within the front of the property are proposed.

#### **(e) Quality of materials:**

*All development shall maximize the use of highly durable building materials that extend the life cycle of the building, and reduce maintenance, waste, and environmental impacts. Such materials are particularly important in certain highly trafficked locations such as along major streets, sidewalks, loading areas, and driveways. Efforts to incorporate the use of recycled content materials and building materials and products that are extracted and/or manufactured within the region are highly encouraged.*

Each new structure will have wood clapboard siding, pine trim, and metal standing seam roofing. The front porches and attached pergolas will be constructed with pressure-treated materials. All windows will be vinyl, and the doors will be wooden with door-lite inserts. These materials are common in new construction and are durable.

Fencing will consist of wooden stockade panels and pressure treated posts and rails.

#### **(f) Reduce energy utilization:**

All new construction is required to meet the Guidelines for Energy Conservation, Section 8 of the City of Burlington Code of Ordinances. The proposal includes use of heat pumps for heating and cooling in each guest unit. Additionally, while not included in the plans, the applicant intends to install rooftop solar panels on each unit.

**(g) Make advertising features complementary to the site:**

Any signs will require separate permitting.

**(h) Integrate infrastructure into the building design:**

See Section 6.2.2 (p), above.

**(i) Make spaces secure and safe:**

*Spaces shall be designed to facilitate building evacuation, accessibility by fire, police or other emergency personnel and equipment, and, to the extent feasible, provide for adequate and secure visibility for persons using and observing such spaces. Building entrances/entry points shall be visible and adequately lit.*

New construction shall conform to all building and life safety code as defined by the building inspector and the fire marshal.

**Items for the Board's consideration:**

1. There needs to be an unobstructed walkway between the Ethan Allen Pkwy sidewalk and the 4 new guest rooms/units in the rear of the property. As proposed, guests will have to walk along the driveway to get to their lodging. One other possibility is providing pedestrian access through the structure at the front of the property that was recently approved as a hotel/motel use, and then providing a walkway from the backdoor to the new structures.
2. While there is no minimum parking requirement, no more than 6 parking spaces can be permitted on the property. The plans should be updated to show where parking will occur within the driveway, while also taking into account the one-car garage that may or may not be used for parking.
3. Garbage/recycling storage – where will this occur?
4. All utility lines to the four new structures will have to be underground.